

CITY REAL ESTATE.

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Queens-Sale or Let.

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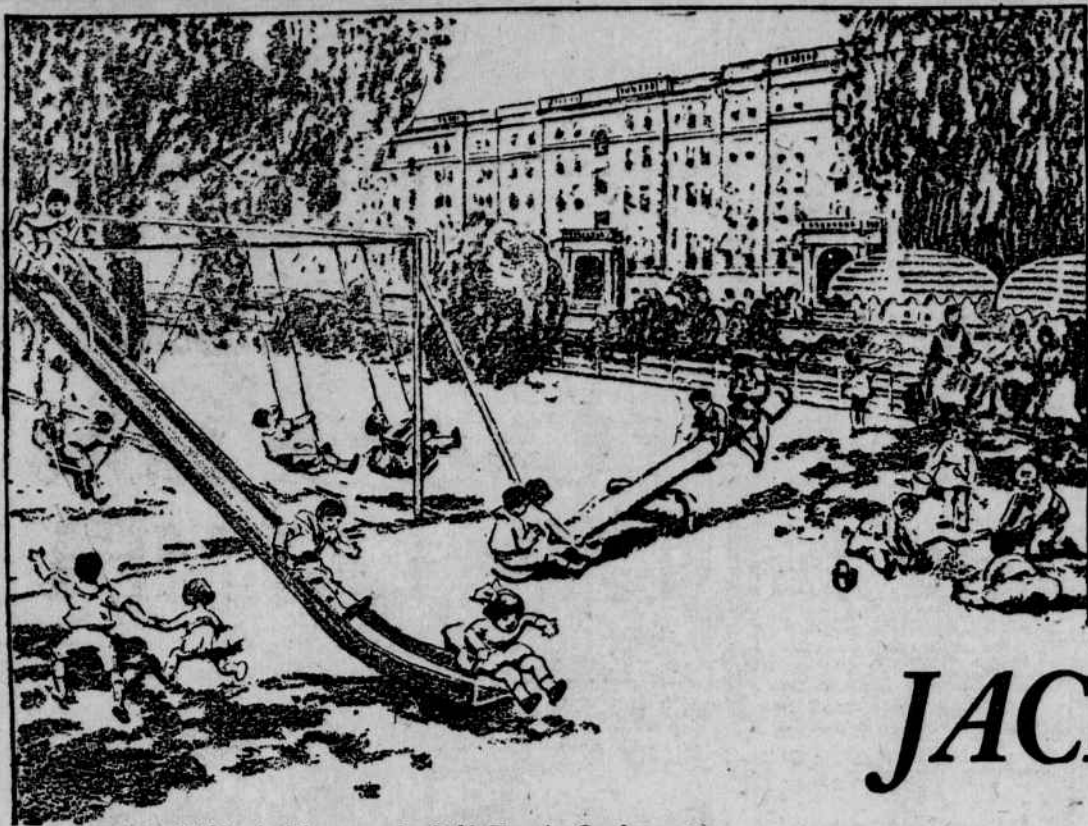
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Children's Playgrounds, Golf, Tennis, Gardens, etc.

New Elevator Garden Apartment Homes

4 to 10 Rooms—2 to 4 Baths

JACKSON HEIGHTS

22 MINUTES FROM 42nd STREET

Golf, Tennis, Children's Playgrounds, Gardens, etc.

Social and Business References Required



VISIT JACKSON HEIGHTS TO-DAY Take Subway to Grand Central, transfer to QUEENSBORO SUBWAY (Corona Line) to 25th Street (Jackson Heights) Station—Office Opposite Station.
By Motor—59th St. via Queensboro Bridge, Jackson Ave. to 25th St. (20 minutes from Columbus Circle)

The Queensboro Corporation, 50 East 42nd St., New York City



Tennis, Golf, Children's Playgrounds, Gardens, etc.

FOR many years the more discriminating residents of New York have hoped for the establishment eventually of a properly restricted, consistently improved, convenient residential section where the social status of the residents was a factor of enduring importance.

Jackson Heights is a section of this high character, and absolutely unique in its improvement with Garden Apartment Homes of a type new to New York.

Jackson Heights is no longer a mere experiment, but a firmly established residential section of the City of New York—one that has been designed from the very beginning to meet the requirements of eligible New Yorkers to whom only the very best in housing might be expected to appeal.

THE New Elevator Garden Apartment Homes at Jackson Heights have set new standards of living for the great majority of New York tenants and home owners. They must be seen to be appreciated.

A few of the outstanding features are Sun Parlors overlooking Garden Courts; Open Fireplaces for coal or wood; Casement Windows that give a maximum of Sun and Air; Kitchens and Bathrooms that are the "last word"; Closets that are spacious and well-placed; and Foyers that provide direct entrance from Elevator to Apartment.

All Apartments have double frontages, on Parked Street and Garden Court, and are in close proximity to the Golf Course, Tennis Courts, Club House and Children's Playgrounds.

Brooklyn-Sale or Let.

You need no summer vacation out of town if you buy

A Country Home in the City

32 MINUTES FROM LOWER BROADWAY IN

\$500 CASH A Beautiful Suburban Park

Gives absolute title to your home. \$65 paid monthly pays all interest charges and installments and in a few years makes your Home Free and Clear

Price \$6,750

Your monthly payments reduced \$45 for cash payment of \$2,000.

House is Exempt from Taxes.

Pren-Brook Corporation

At Utica Ave. and Ave. D, Brooklyn. Tel. Flatbush 8260.

Take Interboro Subway (Pennsylvania Ave. Branch) to Utica Ave. Then take Utica Ave. trolley to Avenue D—Or take Red Ave. trolley to Church Ave., cor. Utica, and thence connect with Utica Ave. trolley. Auto Route—Eastern Parkway and Utica Ave. to Avenue D.

Manhattan—Miscellaneous.

A trust will sell a business building on Fifth Avenue, leased to one tenant, nineteen years to run; \$25,000 a year net; will take back a purchase money mortgage for twenty years.

Price very attractive.

Thomas J. O'Reilly

DOWNTOWN OFFICE

Chambers Street Tel. Worth 2828

CITY BLOCK

CENTRALLY LOCATED IN MANHATTAN. WILL ERECT BUILDING TO SUIT RESPONSIBLE TENANT. PRINCIPAL OFFICE ONLY.

Goodwin & Goodwin

148 W. 57th St. Circle 6095.

\$2,000 BUYS

A beautiful one-family dwelling: balance on terms to suit; lot 30x100; house 21x45, 6 and 7 rooms, all improvements; room for garage and garden; Jerome Ave. bus passes door. Open Sundays. For sale or rent. Agent on premises every afternoon, or phone 6002-0809 Tremont.

ONE-FAMILY DWELLING

Plot 33x100, 7 room house; garage; enclosed sun porch; parquet floors; hot water heat and all improvements; must be seen to be appreciated. OWNER, on premises, 4000 Martha av. Phone Woodlawn 1476.

FLATBUSH

This Beautiful Detached Bungalow. Located 100 ft. from Ocean Parkway, near B. R. T. Subway.

Plot 100x80

House has large living room and foyer hall with open fireplace; dining room, kitchen, butler's pantry and laundry on first floor. 6 sleeping rooms, 2 baths on second floor and under rooms and trunk rooms in attic.

Parquet and hardwood floors, hot water heat, garage, fine lawn and shrubs. Asking \$32,000; make offer.

849 FLATBUSH AVENUE
BROOKLYN, N. Y.

RARE CHANCE

ONE OF THE FINEST Residences on Concourse

Opposite Post Office and 192d St.

ON PLOT 75x110 FT.

12 LARGE ROOMS

IN PERFECT CONDITION

FIREPROOF GARAGE FOR 2 CARS.

CAN BE PURCHASED AT ALMOST LOT VALUE

Richard H. Scobie

Cor. Fordham Rd. and Webster Av., N. Y. C. Tel. 1473 Fordham.

Wonderful Residence Corner

Physician.

Pink of condition. Eleven rooms and garage; every modern improvement. Price \$22,000.

DOUGLAS-GETTELL

6 WEST FORDHAM ROAD.

BARGAIN PLOT

Principals only: 50x104, with modern two family house, in Claremont Park section, 170th St.; free and clear; easy terms. Address by letter only, C. J. COHN, 882 Lexington av.

Brooklyn-Sale or Let.

A REAL HOME

That Buys Itself

On 350 lot tract in Astoria, Queensboro, owned by Hon. John J. Kindred—Tapestry Brick and Limestone—All outside rooms—15 minutes from Grand Central.

Several apartments now offered for rental, subject to owners' approval.

Two 6-room apartments; open fireplaces—2 large sleeping porches. Small cash payment from responsible purchasers; Income from rented apartment will meet future payments.

4-CAR GARAGE WITH PRIVATE DRIVEWAYS

The savings of garage fees combined with the substantial saving that Tax Exemption provides, will give you your OWN RENTAL FREE and a margin above.

Show-house open for inspection; designed and constructed under

Take Queensboro Subway to Ditmars Avenue, Astoria—Or motor across Queensboro Bridge and follow left branch of

Selling Agents

WM. D. BLOODGOOD & CO. Inc.

Queensboro Plaza Tel. 1605 Astoria.

Brooklyn-Sale or Let.

\$38 Per Month

Pays All Carrying Charges

Including Interest, on our

New 1-Family Homes

5 Rooms and Bath

steam heat, electric light, oak flooring.

Price \$7,950

Small Cash Payment

Balance—easy monthly payments.

Bay Ridge Ave.

Between Fifth and Sixth Aves.

1 1/2 Blocks from Bay Ridge Av. Station (B. R. T. 4th Av. Subway).

Realty Associates,

162 Remsen St., Brooklyn

BIG BARGAIN!

5 bedroom (Tax Exempt) stucco dwelling, sleeping porch, copper screens, instantaneous water heater, garage, etc. A beautiful home and only \$14,250, on very attractive terms. Apply JOHN F. CHURCH, 112 Highland av., Bklyn. Sea Beach subway to Kings Highway sta., Ave E end.

NEW ONE-FAMILY

7 Rooms and Bath, with Garage

Tax Exempt; price \$12,500; easy terms; 72 7th St., near Shore road, three blocks west of 4th St. subway station, on very attractive terms. Apply JOHN F. CHURCH, 112 Highland av., Bklyn. Sea Beach subway to Kings Highway sta., Ave E end.

700 BROOKLYN LOTS

Only \$250 per lot, located at East 51st St. to East 57th St., Ave. M., close to Flatbush av. trolley; also to Utica av. trolley; rapidly growing section; ready for immediate improvement. Will retail for \$350 per lot. Terms to suit. T. E. CIBNEY, 215 Montague St., Brooklyn. Phone Main 0422.

Queens-Sale or Let.

For Sale

An Ideal Home

recently completed on a plot 50x140. Four large bedrooms and bath. Living room with fireplace. Large dining room and kitchen. Sun parlor. All hardwood finish.

Hillcrest Park

Jamaica

This neighborhood is highly restricted. Has all improvements, including

CATSKILL WATER

In the hill section of Jamaica.

High elevation, overlooking the surrounding country, and yet convenient to shopping district of Jamaica.

Price with garage, \$15,000.

HILLSIDE JAMAICA HOME BUILDING CO.

11 E. 42d St., N. Y. Tel. Vand. 4987.

Jamaica Office, Hillside Ave., 4 Westford Terrace, Tel. Jamaica 4989.

Three other residences now under construction on Midland Parkway, Jamaica Estates. We invite inspection.

DO YOU PAY RENT? WHY?

You can pay for a beautiful 6-room house with your rent money in the north side of Jamaica. \$1,000 gives you possession of an ideal home with all modern improvements. Total price \$6,750. For particulars call or write

METALBA REALTY CO.

429 Jamaica Av. Jamaica, L. I. Phone 4657 Jamaica.

JAMAICA RESIDENCE.

FINEST SECTION.

Up to date 15 rooms. For sale or lease.

DYAS

JAMAICA 1428-M.

Queens-Sale or Let.

RICHMOND HILL

New One and Two Family Tax Exempt Houses

One Family Detached, 6 Rooms and Bath

\$7,750; Cash \$1,000

Two Family Semi-Detached, 11 Rooms, 2 Baths.

\$10,000; Cash \$1,500

All the Above Houses Have Tiled Kitchens and Baths, Showers, Parquet, Steam Heat, Enclosed Porches, Electric, Gas, Private Driveways and Sewers.

NEATLY TERMS ARRANGED

Joseph Miller & Sons

11601 LEBRON HILL, COR. 116TH ST. Phone Richmond Hill 9844.

Take Pulton St. "L" to LEBRON ST. STATION (WALNUT ST. STATION), Open Daily and Sunday.

MURRAY'S SPECIAL WOODHAVEN OFFICE

\$5,500 buys a fine 2 room and bath BRICK dwelling, steam, electric, gas; excellent large rooms; hardwood floors and trim throughout; large porch; large closets; sewers; tiled bath; in fine residential section; near L. I. R. R. and "L" schools, stores and churches. This house is back to Pre-War prices and a wonderful bargain. Act quick. Come prepared to buy. Cash \$2,000.

\$10,500 for a fine 2 family frame semi-detached dwelling, 11 rooms, 2 baths, hardwood floors and trim; all light, large rooms; 2 separate heating plants; electric, gas, sewers; 2 porches; in fine section SOUTH of Jamaica Ave., near FORTSETT PARKWAY. This is an exceptional bargain.

3006 Jamaica Ave., near 78th St. Tel. Richmond Hill 1213.

Murray

QUEENS VILLAGE, L. I.

Beautiful home, best location for doctor's office; all improvements, RAUPTICE. Phone Hills 4489-W after 10 A. M., or see

WILLIAM J. HENNESSEY

Jericho Turnpike and Jackson Av., Queens Village, L. I.

GARDEN CITY

Lovely Colonial Home in the best residential section of GARDEN CITY. 10 rooms, 2 baths, attic and garage. Telephone H. BOARDMAN, 1606-W Garden City, or Brookman 4648.

For Help that is full of "pep" and ambition put your Want Ad. in THE NEW YORK HERALD. Its QUALITY-QUANTITY circulation brings a high type of replies. Telephone Worth 10,000.

Kew Gardens

Long Island

16 Minutes from the Heart of Manhattan

Build this House

7 Rooms and 2 Baths

on a large plot

For \$14,500

A colonial dwelling of unusual architectural charm

6 Rooms and Bath

For \$11,950

Kew Gardens standard of construction—tile bath, hardwood floors, etc.

Our Building Service

gives you this opportunity at a great saving over regular cost

Houses for Immediate Occupancy

Six Rooms and up

EDGEWORTH SMITH, Inc.

Sole Agents for Kew Gardens Corporation

1 West 34th Street, New York

Phone Murray 3150

Office at Kew Gardens Station

Phone Richmond Hill 1713

SCHROEDER'S

2-FAMILY HOUSES

ATTACHED OR SEMI-DETACHED. Ready for occupancy; 11 spacious rooms, all improvements; steam boiler for each floor; price \$11,500; 1st mortgage \$5,000 at 5 1/2%; cash \$2,000; balance easy terms; 30th Ave. and 78th St., Woodhaven. Union Course Station, on L. I. R. R. or Hudson St. Station on Pulton St. "L" or 1-FAMILY HOUSES

NOW READY FOR INSPECTION. OWNER AND AGENT ON PREMISES.

SUBURBAN REAL ESTATE.

Long Island-Sale or Let.

ALL THE BETTER

Furnished Cottages

at Bay Shore

BRIGHTWATERS AND VICINITY.

Several specials priced \$500 to \$8,000. Open Sundays. Bay Shore Phone 302.

CARLETON E. BREWSTER

EASTERN LONG ISLAND

Peconic Bay & L. I. Sound

Illustrated booklet will be mailed upon receipt of 25c.

COTTAGES, SUMMER HOMES and CAMPS for rent and sale; also Shore Front.

Suburban Real Estate

Real Estate

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NORTH SHORE REAL ESTATE.

L'ECLEUSE, WARBURN & CO.

25 East 40th St. Vanderbilt 3554.

TAX EXEMPT

LOTS 30 X 100

HOMES THAT ARE COMPLETE—NOT MERELY HOUSES

Ideal Home Surroundings

We have restricted our property to only ONE-FAMILY DETACHED COTTAGES, \$8,200 UP

Complete improvements, sewers, macadam streets, shade trees, ornamental lamp posts for street lighting. Individual auto driveway.

Our own original plans, with several variations in beautiful exterior designs, giving a delightful individuality to every home.

Office: 11104 Liberty Avenue, Richmond Hill South, Pulton Street "L" to Greenwood Avenue Station, foot of Greenwood Avenue Stairway. Telephone 5008-7777 Richmond Hill.

STENBERG BROS. HOMES

\$5 A ROOM PER MONTH

IS YOUR RENT BY BUYING A

Gibson Model Home

of 6 Large Rooms and Bath, All Improvements

At Elmhurst Manor JACKSON HEIGHTS

Asphalt Paved Streets, Sewers, Shade Trees, Auto Driveway, Etc., Are All Included in the Exceptionally Low Price of

\$6,500—CASH \$1,000

Take Subway to Grand Central, Transfer to QUEENSBORO SUBWAY (Corona Line) to ELMHURST AVE. Station; GIBSON'S Office at Foot of Stairs; or at ELMHURST MANOR, Jackson and Junction Aves., ELMHURST. Phone 2002 Haveneyer.

OPEN DAILY AND SUNDAY FOR INSPECTION.

Thirty-two tax exempt homes now under construction in

HOLLIS

One of the finest residential developments in the vicinity of Jamaica

\$7,500

Terms to Suit

Six rooms, tiled kitchen and bath, individual driveway, built in sinks and tubs, parquet flooring, enclosed porch and steam heat. Will decorate to suit purchaser. Sample house ready for inspection.

WILBUR F. PHILIPS, Builder.

186th Street & 90th Avenue—One block south of Hillside Avenue.

"A substantial Home at a substantial Saving"

SUBURBAN REAL ESTATE.

Long Island-Sale or Let.

ALL THE BETTER

Furnished Cottages

at Bay Shore

BRIGHTWATERS AND VICINITY.

Several specials priced \$500 to \$8,000. Open Sundays. Bay Shore Phone 302.

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Long Island-Sale or Let.

SAYVILLE—LONG ISLAND

Country Place—3 acres rich soil; 9 room cottage; with electric, steam water in house; bars, poultry houses, fruit, grapes, apples, peaches; only quarter of mile from Bayville Station. Will sacrifice for \$15,000, worth double this amount. Will make easy terms. Bayville is only 20 miles from New York City; good train service. T. E. GIBSON, 215 Montague Street, Brooklyn, N. Y.

Furnished Houses IN THE HAMPTONS

Ten-twenty rooms; every improvement; elevated shore fronts; all salt water facilities; golf, fishing, boating, beautiful drives. Prices \$400 up. Particulars.

SOUTHERN RENTING-SELLING AGENCY.

Hampton Bays, L. I., N. Y. Tel. 38-38